



2024-002503

Klamath County, Oregon

04/03/2024 01:06:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor:

Estate of Shirley A. Peterson

4450 Barry Dr.

Klamath Falls, OR 97603

Grantee:

Kurtis Mathew Kleiv

3206 Summers Ln.

Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Kurtis Mathew Kleiv

3206 Summers Ln.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Kurtis Mathew Kleiv

3206 Summers Ln.

Klamath Falls, OR 97603

File No. 625072AM

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 20th day of March, 2024, by and between

Michael Peterson the duly appointed, qualified and acting Personal Representative of the Estate of Shirley A. Peterson who also appears of record as Shirley Ann Peterson, Deceased, Probate Case No. 24PB00124, filed in Klamath County,

hereinafter called the first party, and

Kurtis Mathew Kleiv,

hereinafter called the second party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of the decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Please see attached Exhibit "A"


The true and actual consideration paid for this transfer, stated in terms of dollars is **\$222,000.00.** However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

TO HAVE AND TO HOLD the same unto the said party, and second party's heirs, successors-in-interest and assigns forever.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 25 day of March, 2024

By: 
Michael Peterson Personal Representative for the
Estate of Shirley Ann Peterson, Deceased.

STATE of Oregon, County of Clatsop) ss.

This instrument was acknowledged before me on March 25, 2024
by Michael Peterson as Personal Representative for the Estate of Shirley Ann Peterson.


Notary Public for Oregon
My commission expires 3/7/26

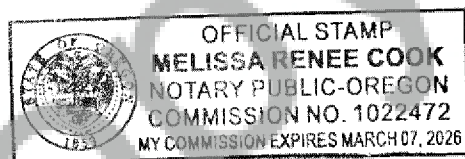


EXHIBIT "A"

A tract of land situate in the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89 °s 40' West a distance of 30.0 feet and North 1 ° 12' West a distance of 545.9 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 1 °s

12' West along the Westerly right of way line of Summers Lane a distance of 70.5 feet to an iron pin; thence South 89 °s 40' West a distance of 242.5 feet to an iron pin which lies on the Easterly right of way line of the U.S.R.S. Drain; thence South 4 °s 22' East along said Easterly right of line of the U.S.R.S. Drain a distance of 70.6 feet to an iron pin; thence North 89 °s 40' East a distance of 238.6 feet, more or less, to the point of beginning, said tract in the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon.